



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 10, 2022

OFFICIAL NOTIFICATION OF DECISION

Project # PR-2022-007325
SI-2022-01335
Application for Certificate of
Appropriateness

Studio SW Architects, agents for Luminaria Properties, LLC, requests approval of a Certificate of Appropriateness for Alteration at 404 Romero St NW, described as Tract B A Plat of tracts A& B Lands of Stelfox Cont. in the Old Town Historic Protection Overlay Zone. (MX-T)

On August 10, 2022 the Landmarks Commission voted to **Approve Project # PR-2022-007325, SI-2022-01335**, based on the following findings and conditions.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for Exterior Alterations located at 404 Romero St. NW, described as Tract B A Plat of tracts A& B Lands of Stelfox Cont, a property in the Old Town Historic Preservation Overlay Zone, zoned MX-T.
2. The subject site is approximately 0.14 acres.
3. Additions to the existing non-contributing property are proposed. These include adding a second-floor portal to cover part of an existing second-floor balcony. Also included are exterior kiva fireplaces, new door and window openings, improvements to exterior stairs at the north wall of the building, and increased height added to upstairs railings and balcony walls.
4. The IDO Section 14-16-6-6(D)(1) requires that all development and modification of structures in any HPO zone and all development or modification of a city landmark site first receive a Certificate of Appropriateness.
5. The IDO Section 14-16-6-6(D)(3)(a) states that a Certificate of Appropriateness shall be approved if "The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located."

6. The proposed work is consistent with the designation ordinance. The proposed work complies with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.

7. The proposal is consistent with the Guidelines for New Construction.

- The proposed addition, which is to a relatively new building, is compatible with both the existing building and the architecture of Historic Old Town.
- The building forms for the proposed changes are rectilinear and follow the patterns seen in Pueblo Revival architecture. This is in keeping with the design guidelines.
- Roofs for the project will continue to be flat roofs with parapets. Parapets are mostly flat with a slight upturn at the corners.
- Exterior material will be stucco in colors compatible with the existing stucco. Wood trim, windows, doors, and balcony rails will be white, to match existing.

8. The IDO Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if “The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished”.

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON **August 10, 2022** WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **August 25, 2022**.

Sincerely,

A handwritten signature in black ink, appearing to read 'Leslie Naji', with a long horizontal stroke extending to the right.

Leslie Naji
Planner, Landmarks Commission